



**OFFICE HOURS:**

Monday to Friday	9 am	to	5 pm
Saturday	9 am	to	2 pm
Sunday and Bank Holidays	12 noon	to	2 pm

## 10 good reasons to choose DMA

- \* Open 7 days a week.
- \* Filey's longest established family run independent estate agency.
- \* Prompt efficient friendly service.
- \* 360° virtual tours and floor plans.
- \* Free advertising: no sale - no charge.
- \* Free no obligation market valuation.
- \* Free accompanied viewing.
- \* Dedicated sales progression.
- \* Prominent town centre location.
- \* Modern walk-round self selection display.

RESIDENTIAL SALES

**DMA** ESTATE AGENTS

COMMERCIAL SALES

Proprietors: David Mansfield ATTON FNAEA.

Samantha ADDISON

[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk)

ESTABLISHED 1992



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# DMA

ESTATE AGENTS



1 ASHLEY COURT, FILEY YO14 9LS



Freehold £269,950

### FEATURES

- \* Recently refurbished and modernised spacious three bedroom end terrace house.
- \* Located in a popular much sorted quiet cul-de-sac convenient for town centre and schools.
- \* Upvc double glazed windows.
- \* Gas central heating to radiators.
- \* Extended kitchen / diner.
- \* Downstairs wc.
- \* En-suite to master bedroom.
- \* Long garden with vehicular access to the rear.
- \* Garage.
- \* **EPC Rating: C.**
- \* Viewing is very highly recommended.

### ACCOMMODATION IN BRIEF

GROUND FLOOR: Front Door to Entrance Hall. Lounge.  
Extended Kitchen / Diner. Downstairs WC.

FIRST FLOOR: Three Bedrooms (one with en-suite). Bathroom.

OUTSIDE: Front and rear gardens. Garage.

26 Belle Vue Street, FILEY, North Yorks. YO14 9HY. Telephone: 01723 515527  
[www.dmaestateagents.co.uk](http://www.dmaestateagents.co.uk) / [www.rightmove.co.uk](http://www.rightmove.co.uk)



1 ASHLEY COURT, FILEY

**Upvc Front Door to:**

**ENTRANCE HALL**

Cupboard housing 'Ideal' combination boiler. Radiator.



**SEPARATE WC**  
**1.62m x 0.78m (5'4" x 2'7")**

Handbasin. Radiator.

**KITCHEN**

**3.47m x 2.97m (11'5" x 9'9")**

Inset stainless steel sink and drainer. Base cupboards with work tops over. Matching wall cupboards. Built-in oven. Induction hob with extractor fan above. Provision for tall 'fridge / freezer. Plumbing for dishwasher. Laminate flooring. Inset spotlights. Radiator. Upvc double glazed window. **Upvc double glazed patio doors to garden.**



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**DINING AREA**

**3.20m x 2.97m (10'6" x 9'9")**

Inset spotlights. Radiator. Upvc double glazed window.



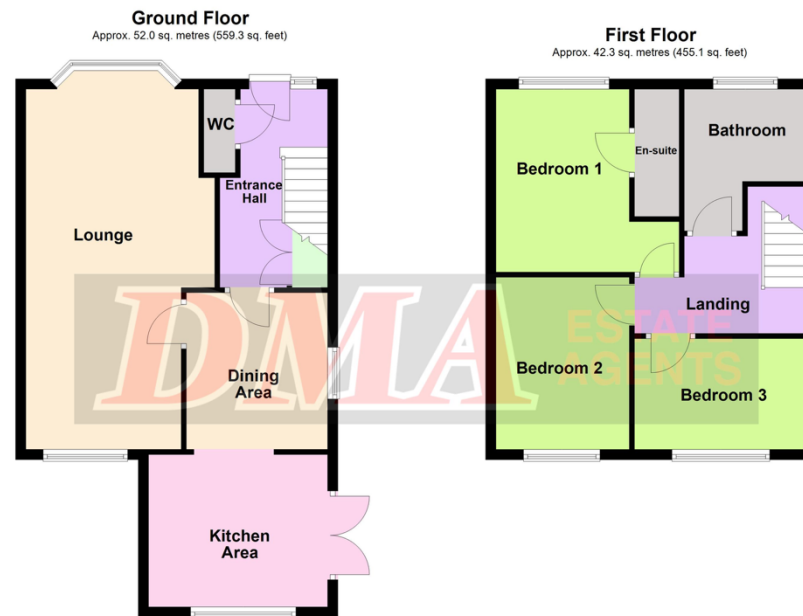
**LOUNGE**

**7.18m x 3.024m (23'7" x 9'11")**

Electric stove. Inset spotlights. Two radiators. Upvc double glazed window and upvc double glazed front bay window.



**Floor Plan:**



Total area: approx. 94.2 sq. metres (1014.4 sq. feet)

Please note this floor plan is only a guide and not to scale.  
Plan produced using PlanUp.

**1 Ashley Court, Filey**

1 Ashley Court, Filey - continued



### FIRST FLOOR:

#### LANDING

Inset spot lights. Upvc double glazed window. **Loft access.**



Council Tax Band C.

#### DIRECTIONS:

From the DMA office turn left along Belle Vue Street and follow the one-way system across onto Belle Vue Crescent. Turn left onto Station Avenue and right at the roundabout onto Station Road. At the mini-roundabout turn sharp left onto West Road and Ashley Court is the second turning on the right. The property is located on the left hand side.



#### BEDROOM ONE 3.47m x 3.40m (11'5" x 11'2")

Radiator. Upvc double glazed window.

**Viewing strictly by appointment only through DMA Estate Agents**

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**ENSUITE SHOWER ROOM**

**2.46m x 0.88m** (8'1" x 2'11")

Shower cubicle with mixer shower. Handbasin and wc. Ladder radiator.



**BEDROOM TWO**

**3.45m x 2.99m** (11'4" x 9'11")

Radiator. Upvc double glazed window.



**BEDROOM THREE**

**3.56m x 2.36m** (11'9" x 7'9")

Radiator. Upvc double glazed window.



**BATHROOM**

**2.94m x 2.15m** (9'8" x 7'1")

Bath, handbasin and wc. Radiator. Upvc double glazed window.



**OUTSIDE:**

Front garden. **GARAGE 4.80m x 2.43m** (15'9" x 8'0") with light and power. Long enclosed rear garden with patio areas and vehicular access at the rear from The Croft.

